

GENERAL ARCHITECTURAL NOTES

Type of Construction: VB Architect: MacKenzie Patterson C7065
Occupancy Group: R3/U P.O.Box 2497
Seismic Zone D Carmel, CA 93921
Structural Engineer: Jerry R. Taylor, Civil Engineer
P.O.Box 51697
Mechanical Engineer: Pacific Grove, CA 93950
Monterey Energy Group
26465 Carmel Rancho Blvd.#8
Carmel, CA 93923

Scope of Work: New 4,876 SF Single Family Dwelling, with 768 SF Attached Garage & Tool Shed, 704 SF South Verandah, 117 SF East Patio Trellis, & 960 SF Detached Garage. Demolish Existing Residence, and detached garages.

1. This Project shall comply with the 2010 California Residential Code, 2010 California Building Code, 2010 California Mechanical Code, California Plumbing Code, 2010 California Electrical Code, 2010 California Green Building Code, and the 2010 California Energy Code.

2. No wood shall be placed less than 8 inches from earth unless it is foundation grade redwood or pressure treated fir. Stucco may be no less than 6 inches from earth. All Plywood sheathing placed below the main floor elevation shall be pressure treated and shall comply with FEMA Technical Bulletin 2.

3. The minimum thickness of concrete slabs shall be 3-1/2 inches, unless shown to be greater.

4. Change in floor level at doors shall not exceed one inch maximum.

5. Plywood sheathing on roof overhangs shall be CCX or better.

6. Smoke & Carbon Monoxide Alarms required at all of the following areas: See Electrical Plan for location
a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
b) In each room used for sleeping purposes.

c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than on full story below the upper level.

d) In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes.
e) Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (R314.4 CRC)

f) The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (R314.5 CRC)

g) Carbon Monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (R315.1.1 CRC)

h) Where more than one Carbon Monoxide alarm is required, alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. (R315.1.2 CRC)
i) Single and multiple-station Carbon Monoxide alarms shall be listed to comply with UL 2034.

Carbon Monoxide detectors shall be listed to comply with UL 2075. Installation shall be in accordance with NFPA 720 and the manufacturers instructions. (R315-3 CRC)

7. All 125 volt, single phase 15 and 20 amp. receptacle outlets installed outdoors, in garages, in bathrooms, and within 6 feet of kitchen sink above counter top surface shall have ground-fault circuit protection.

8. Provide minimum of a 5% slope away from the structure for a minimum of 10 feet from the structure.

9. Glazing in areas subject to human impact shall be of safety glazing materials, i.e. tempered glass. Glazing within 24" of any door or within 18" of floor must comply, glazing within 30" of tub or shower.

10. Exposed plywood sheathing on roof overhangs shall be bonded with exterior glue.

11. In all new construction all toilets shall be ultra low-flow toilets with a maximum tank size or flush capacity of 1-1/2 gallons, all shower heads shall have a maximum flow capacity of 2-1/2 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.

12. The use of plumbing pipelines as an electrical ground is prohibited. All metal water and gas lines shall be grounded per NEC 250-104.

13. The use of solders containing more than two-tenths of 1 percent lead in making joints on private or public water supply systems is prohibited.

14. All hot water lines, and the cold water line within five feet of the water heater shall be insulated with 1" pipe wrap (R = 4.0 minimum).

15. Piping Specifications:
A) Interior and exterior supply water piping to be type M Copper.
B) All waste lines to be ABS pipe.
C) All gas pipe to be black iron pipe with wrapped pipe used at underground locations. Also wrap all underground joints.

16. Any new gas line will have layout provided by Contractor prior to inspection.

17. Prior to the start of construction the applicant/owner shall provide the location of a State of California licensed Surveyor's or Civil Engineer's reference datum (installed prior to any grading) that shall be used to establish indicated elevations on submitted Plans and shall remain in place undisturbed throughout the entirety of construction work on this permit. (See 106.3.3 and 108.1)

18. Windows adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door should be tempered per CRC 308.4

19. Threshold height at doors shall not exceed one half inch.

20. Shower & Bathtub requirements:
a) Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70 inches. (CPC Section 1210.3)
b) The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for meeting this provision. (CPC 414.5) Shower shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type.
c) Venting for island fixtures (vegetable sink) shall be designed per section 909 of the 2010 California Plumbing Code.

21. Glazing used in doors and panels of shower or tub enclosures shall be fully tempered glass, laminated safety glass or approved plastic of a shatter resistant type.

22. No person may tap into any fire hydrant for any purpose other than fire suppression or emergency aid, without written approval from the water purveyor supplying water to the hydrant and from the County Health Department.

23. All hoses used in connection with construction activities shall be equipped with a shutoff nozzle. When an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shutoff nozzle.

24. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably reliable source of reclaimed or other sub-potable water approved by the Monterey County Health Department and appropriate for such use.

25. Light fixtures above shower/tub shall be WP rated and comply with NEC 410-44; 4d.

26. Provide Water Heater bracing per Mechanical Sheet M-6.3, Detail 5.

27. Fire Blocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fire Blocking shall be installed in the locations specified in CBC 717.2.2 through 717.2.7.

28. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Size of letters, numbers and symbols for address shall be a minimum of 4 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign.

29. Provide a 30 foot minimum clearance of flammable non-native vegetation as required by public resource Code, sec. 4291.

30. Provide "TYVEK" house wrap or 15 lb. Asphalt felt complying with ASTM D226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing with flashing as described in Section 1405.3 in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering (CBC 1404.2)

31. Provide a 32-inch clear width for water closet compartment and 24 inch clearance in front of water closet. (CPC 407.5)

32. Roof Ventilation is not provided since the attic spaces are within the insulated and conditioned spaces. For exterior visual appearance only, provide Copper Craft, 404 E. Dallas Rd., Grapevine, TX, 800-486-2723 vents, or approved equal with compatible net free venting areas. Provide Round top gable vents (see elevations) 24"x48" @ east & west elevations. Also provide 24" dia. Circular gable vents, @ north walls (see elevations). Vents shall be blocked off from attic areas.

At Garage provide (2) 24" dia. Circular gable vents, (See elevations) Vents shall be blocked off from attic areas. Roof Ventilation is not provided since the attic spaces are within the insulated and conditioned spaces. For exterior visual appearance only

33. The Building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection.

34. The Building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72-1093 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance.

35. The Fire Sprinkler System shall be included in this permit.

36. Provide non-removable back flow prevention device at all hose bibs.

37. Openings around ducts, pipes, chimneys, fireplaces at ceiling and floor levels, shall have fire blocking.

38. During winter operations (between October 15 and April 15), the following measures must be taken:
a. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.

b. All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.

c. Runoff from the site shall be detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site.

d. Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during winter operations. (Monterey County Grading/Erosion Ord. 2806-16.12.090)

39. Roofing shall be Class A, Gladding McBean, Clay Roof Tile. Except that a certain south facing sections under the solar panels, Roofing shall be 24 ga. AEP Span standing seam metal with approved fire sheet underlayment in order to provide a Class A rated roofing. Slope of roof 4:12, except 2:12 over Veandah.

40. Gas line layout to be provided by Contractor prior to installation or inspection.

41. Combustion Air: Mechanical Equipment and the Water Heater are condensing units plumbed with PVC pipe for combustion and exhaust air to the exterior of the structure. See Mechanical sheets for venting requirements.

42. Under-Floor Access: No underfloor areas are proposed.

43. Garage shall be separated from the dwelling unit and its attic area by minimum 5/8 inch Type X gypsum board applied to the garage side. (CBC 406.1.4 (1)) Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8 inch Type X gypsum board or equivalent. (CBC 406.1.4 (1)). Door openings between garage and dwelling unit to be solid wood door not less than 1-3/8" thick; or 20 minute fire rated. Doors shall be self-closing and self-latching per CRC 302.5.1

44. Thresholds at all out swing exit doors shall not exceed 0.5 inches. (CBC 1008.1.5)

45. All Landings at exterior doors shall be a maximum of 1.6 inch below the interior finish floor, and a minimum of 3/8" deep.

46. Ducts in a private Garage and ducts penetrating the walls or ceilings separating the dwelling unit from the Garage shall be constructed of a minimum 0.019 inch (0.48 mm) sheet steel and shall have no openings into the garage. (CBC 406.1.4 (2))

47. Clothes Dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14 feet with two elbows. This shall be reduced 2 feet for every elbow in excess of two. Show 4" diameter, smooth, metal duct. Exhaust shall be a minimum of 3 feet away from any openings into the building and 3 feet away from the property lines.

48. Shower stalls shall have a clear interior finish area of 7.1 sq. ft. and be able to accommodate a minimum of 30 inch circle at the threshold level. These clearances shall be maintained up to a height of 70 inches above shower drain. (CPC 411.7). At Shower and Tub/Shower walls provide a smooth, hard, nonabsorbent surface (e.g. ceramic tile or fiberglass) over a moisture resistant underlayment (e.g. cement, fiber cement, or glass mat gypsum backer board) to a minimum height of 72 inches above the drain inlet. Please note, water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. CRC R307 and R702.3.8

49. Fireplaces: All clearances to combustible materials shall be maintained to meet the current 2010 California Residential Code. In addition the chimney tops shall have Code approved spark arresters, and be a minimum of two feet above any surfaces within ten feet. Construction of the site built masonry fireplaces shall comply with the requirements of chapters 16, 18 and 21 of the 2010 CBC. See Sheet 12. Secure last section of metal flue to prevent lateral displacement. Spark Arresters shall be corrosion resistant and shall have openings less than 1/2 inch and greater than 3/8 inch in size. (R1003.9.1)

50. Fireplace gas outlet control valves shall be located in the same room as the outlet, outside the hearth but not more than four feet from the outlet. Each fireplace shall have gas for gas log lighter.

51. Exterior Stucco shown on the elevations to be: (1) is 3-coat, 7/8 inch minimum thick; (2) has two layers of Grade D paper under stucco where occurs over plywood sheathing; and (3) has 26 gage galvanized weep screed at foundation plate line at least 4 inches above grade (or 2 inches above concrete or paving). CRC R703.6.2 and R703.6.3

52. Trusses: Roof Truss Calculations are prepared by Pacific Continental Truss. The Truss Calculations must be reviewed and approved by Jerry Taylor Structural Engineer prior to the Building Department submittal.
a. The manufactured truss submittals shall be reviewed by the designer/architect/engineer of record for design compatibility. Indicated by wet stamping and signing the calculations or providing a wet stamped and signed letter stating that the truss calculations conform to the design.

b. Trusses shall not be installed until an APPROVED JOB COPY of the truss submittals is issued by the MontereyCounty Building Division.

53. Electrical Service: See Electrical plan Sheet 10 for location of 400 Amp Main Panel and 100 Amp Sub-Panel at Detached Garage. Also see Sheet 2 Site Plan for location of Water Meter and Gas Meter.

54. Attic Access: A minimum 22 inch by 30 inch attic access shall be located where at least 30 inches of unobstructed headroom occurs. (Sec 1505.1) Provide (2)

55. Code minimums for Whirlpool Baths.

a. A removable panel of sufficient dimension shall be provided to access the pump.
b. The circulation pump shall be located above the crown weir of the trap.

c. The pump and circulation piping shall be self-draining to minimize water retention in accordance with standards referenced in CPC Table 14-1.

d. Suction fittings on whirlpool baths shall comply with the listed standards. (CPC Sec 415.0 - 415.4)
e. Indicate on plans a 12 x 12 access panel or utility space so arranged without obstructions so as to make concealed slip-joint connections accessible for field inspection and repair. (CPC Sec 405.2)

56. Venting for island fixtures (vegetable sink) shall be designed per section 909 of the 2010 California Plumbing Code.

57. Grice Engineering, 561-A Brunken Ave., Salinas, CA 93901, Phone-831-422-9619 has provided a Soils Report, File No. 5947-12.05, all provisions of which shall be incorporated into the Drawings & Specifications.

Construction Waste Management Plan (CWMP) – CW 1

Project Name: Tomlin Residence
Project Location: 19 La Rancheria, Carmel Valley, California, 93924
Building Permit #: _____ Project Sq. Ft.: 6,604
Contractors Name: _____ Telephone: _____
Owners Name: John & Julie Tomlin Telephone: 408-257-8348

This construction waste management plan is hereby submitted to comply with Section 4.408.2 of the 2010 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction and demolition waste management ordinance per Section 4.408.2.

1. The method of waste tracking to be used on this project will be: (Check one box)

☐ Volume ☐ Weight ☐ 4 Lbs. per Sq. Ft. ☒ Recycling Facility

2. Construction waste generated on this project for transport to a recycling facility will be: (Check appropriate box)
☒ Sorted on-site (Source-separated) ☒ Bulk mixed (Single stream)

3. The facility (or facilities) where the construction waste material will be taken is:

Name of Facility: Monterey Regional Waste Management District
Address: 14201 Del Monte Blvd, Marina, California 93933
Telephone: 831-384-5313 (Attach separate sheet for additional facilities)

4. The following construction methods will be used to reduce the amount of waste generated. (Check all that apply)

☐ Efficient design (dimensions of building components are designed to available material sizes or standard sizes)
☒ Careful and accurate material ordering
☒ Careful material handling and storage.
☐ Painted or prefabricated construction.
☐ Other _____
☐ Other _____

5. Waste reduction and recycling strategies shall be discussed at periodic project meetings. Each new Contractor that comes onto the site shall be provided with a copy of the CWMP, which shall also be posted in the project office. The Contractor shall also instruct all Subcontractors as to the location and proper use of debris boxes for disposal of construction waste materials.

6. Every effort shall be made to use recycling and/or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be used to segregate construction waste materials to maximize the diversion rate.

7. The Contractor shall provide debris boxes for materials sorted on-site (source-separated) and/or bulk mixed (single stream) waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 50 percent. In the event that a Subcontractor provides their own debris box, they shall be responsible for providing the Contractor with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.

8. Any Supplier hauling away packaging or waste materials shall notify the Contractor of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).

9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material	Diversion Method: (Recycle/Reuse)
Common Red Brick	Reuse in new project
Golden Granite	Recycle to Masonry Contractor
Copper Water Pipe	Recycle, Site sorted
Copper Electrical Wiring	Recycle, Site sorted
Interior Redwood	Recycle, Site Sorted
Old Wood Joists, Studs & Beams	Recycle, Site Sorted
New Wood Construction Waste	Recycle, Site Sorted
All Remaining Waste Construction Material	Bulk Mixed to MRWMD

(See Construction Waste Management Worksheets for examples of common materials.)

10. The Waste Hauler shall track the total amount of construction waste leaving the project by weight or by volume and supply the Contractor with copies of tickets or detailed receipts from all loads of construction waste removed from the jobsite.

11. The Contractor shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.

12. The Contractor shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

* Insert title of appropriate party or responsible person, which may include, but not be limited to: Contractor(s), Subcontractor(s), Project Manager(s), Superintendent(s), Supplier(s), or Waste Hauler(s).

CW-1 Construction Waste Management Plan (Revised 7/1/12)

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2010 CALGREEN RESIDENTIAL CHECKLIST

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
BUILDING SERVICES DEPARTMENT
168 WEST ALISAL STREET SALINAS, CA 93901
(831) 755-9227 www.co.monterey.ca.us/building

PURPOSE:

The 2010 California Green Building Standards Code (CalGreen) applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations, and new accessory buildings associated with such uses. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CalGreen.

INSTRUCTIONS:

1. The Owner or the Owner's agent shall employ a licensed design professional experienced with the 2010 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.

2. The applicable design requirements for compliance with the green building mandatory measures for residential projects per the attached checklist shall be shown on the plans.

3. All projects subject to the County of Monterey adopted CalGreen Code will be required to have pages 2 to 4 of the residential checklist incorporated as part of the plans.

4. The licensed design professional, in collaboration with the project owner, shall initial Column 2 of the checklist, and sign and date Section 1 - Design Verification on page 4 of the checklist prior to submittal for a building permit.

5. Any modification to the established checklist items must be coordinated with the County of Monterey staff prior to the building permit being issued.

6. During construction of the permitted project, all measures shall be marked as approved in Column 3 of the checklist by the County of Monterey Building Inspector.

7. At the time of final inspection the County of Monterey Building Inspector shall sign and date Section 2 Implementation Verification on page 4 of the checklist.